

DEVELOPMENT DATA TABLE

- SITE AREA: ± 24.4 ACRES
- TAX PARCEL #S: 143-031-06
  - EXISTING ZONING: I-1(CD)
  - PROPOSED ZONING: UR-2 (CD)
  - EXISTING USES: VACANT
  - PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
  - MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: WITHIN DEVELOPMENT AREA A, UP TO 70 SINGLE FAMILY ATTACHED DWELLING UNITS; AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW OF THE DEVELOPMENT STANDARDS, SHEET RZ-3.0.
  - MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
  - PARKING: AS REQUIRED BY THE ORDINANCE.
  - SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
- TREE SAVE AREA (15%):** REQUIRED - 3.66 AC (159,429.6 SF)  
TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE AS PART OF THE OLD COLISEUM MIXED USE ACTIVITY CENTER  
PROVIDED: PER ORDINANCE
- OPEN SPACE:** OPEN SPACE WILL BE PROVIDED TO ACCOMMODATE EITHER 400 SF OF PRIVATE OPEN SPACE PER DWELLING UNIT (DEVELOPMENT AREA A) OR TEN (10) PERCENT OF THE SITE (DEVELOPMENT AREA A) AS USEABLE COMMON OPEN SPACE PER ORDINANCE REQUIREMENTS
- TREE SAVE/OPEN SPACE NOTE:** TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY
- NOTE:** SITE WILL COMPLY WITH PCSO

ZONING: I-2

145-311-01  
CHARLOTTE WATER FIELD OPERATIONS,  
CITY OF CHARLOTTE  
600 E 4TH ST  
CHARLOTTE NC 28202  
EX. LAND USE: MUNICIPAL

LEGEND

- DEVELOPMENT AREA
- ⊕ SITE ACCESS
- NETWORK REQUIRED STREET

KEY MAP

SEAL

PROJECT

LAKEPOINTE DEVELOPMENT

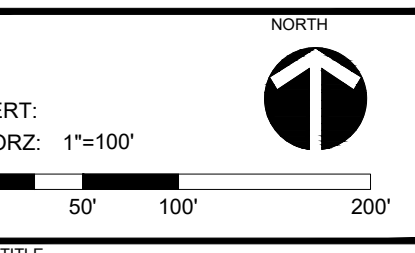
REZONING 2021-062

LANDESIGN PROJ.# 1021015

REVISION / ISSUANCE

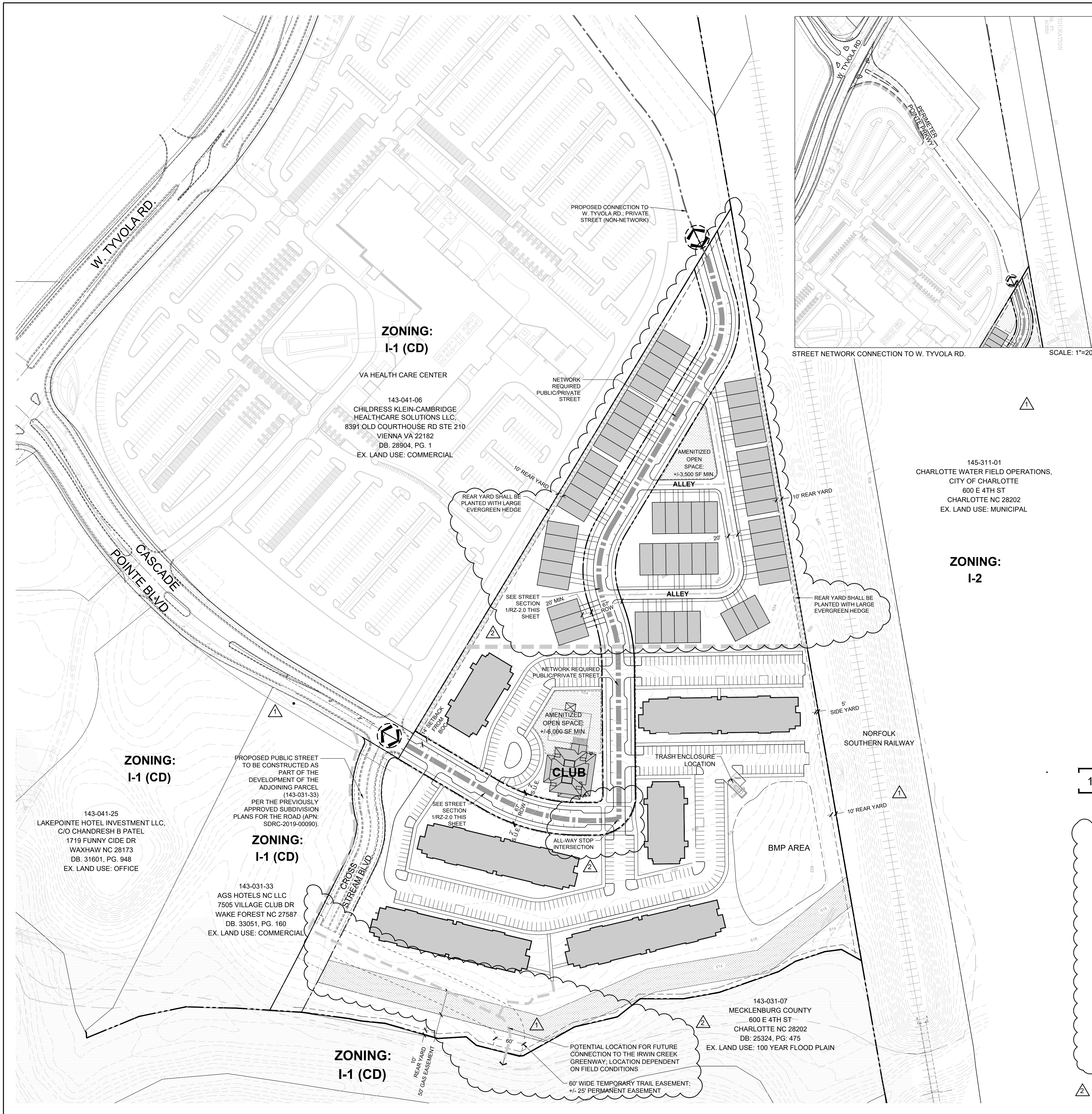
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21
3	REVISIONS PER CITY COMMENTS - 2ND CYCLE	07.22.21

DESIGNED BY: AWM  
DRAWN BY: NYG  
CHECKED BY: AWM

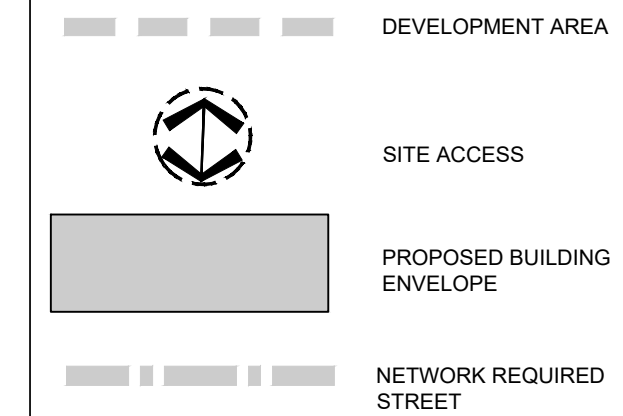


TECHNICAL DATA SHEET

SHEET NUMBER: RZ-1.0

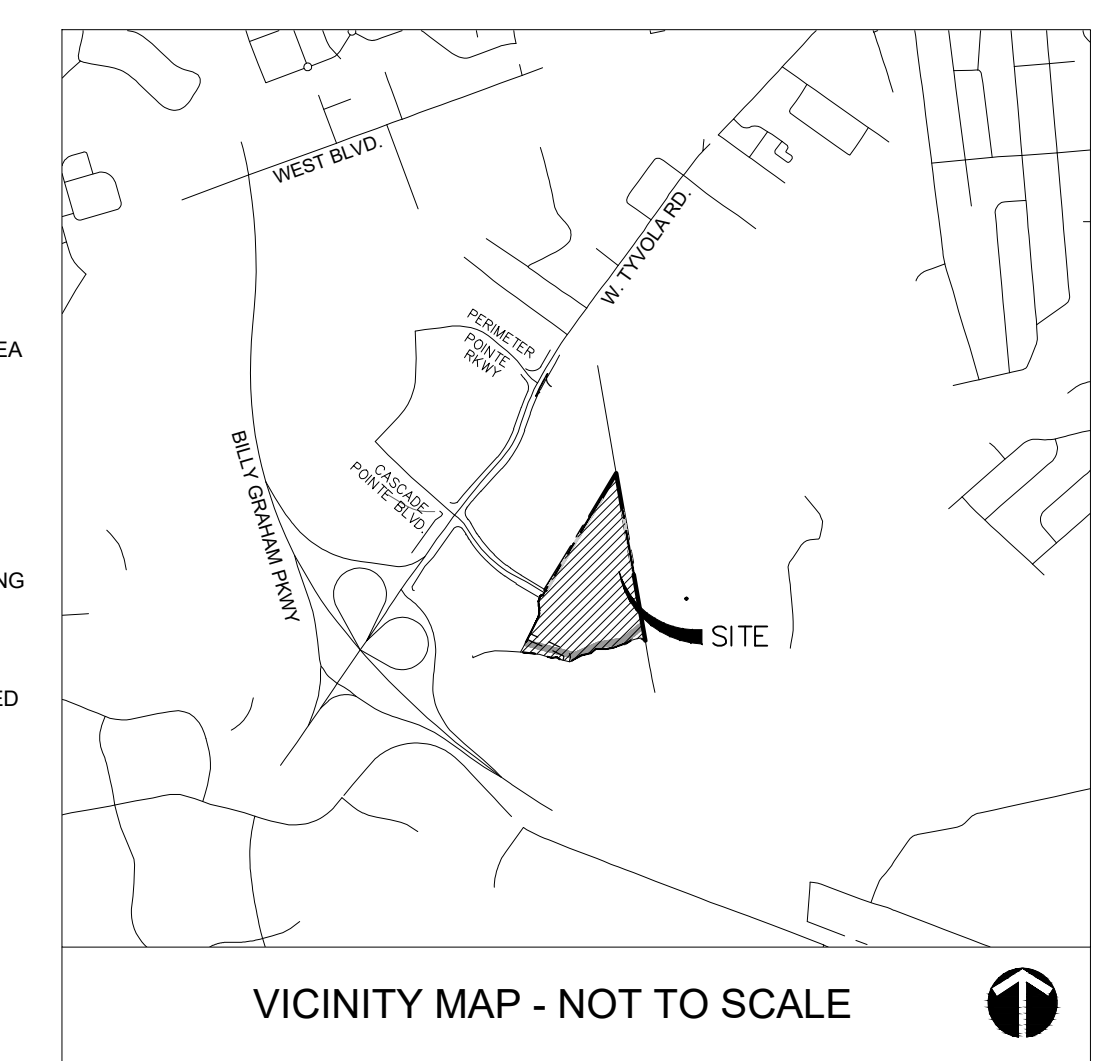


LEGEND

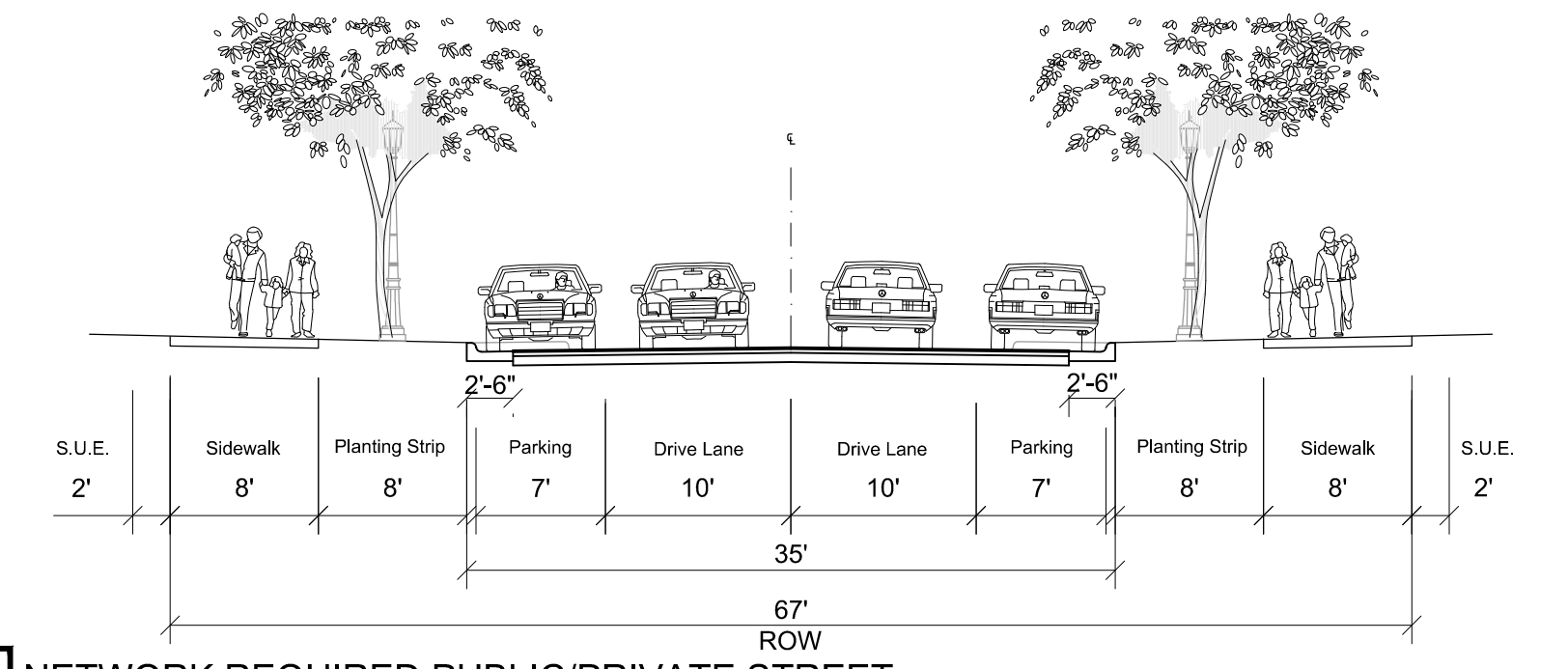


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- NOTE: SITE WILL COMPLY WITH PCSO



STREET NETWORK CONNECTION TO W. TYVOLA RD. SCALE: 1"=200'



1 NETWORK REQUIRED PUBLIC/PRIVATE STREET SECTION NTS



KEY MAP

REAL

PROJECT

LAKEPOINTE DEVELOPMENT

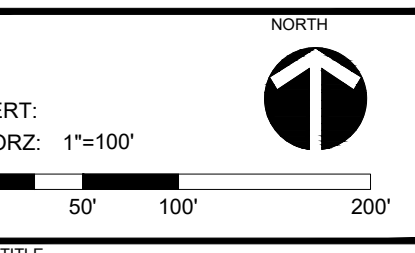
REZONING 2021-062

LANDDESIGN PROJ# 1021015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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DESIGNED BY: AWM  
DRAWN BY: NYG  
CHECKED BY: AWM



SCHEMATIC SITE PLAN

SHEET NUMBER RZ-2.0

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 24.4 ACRES
- TAX PARCEL #S: 143-031-06
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- PROPOSED ZONING: UR-2 (CD)
- EXISTING USES: VACANT
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- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (i) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (ii) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE ZONING PLAN.

**1. GENERAL PROVISIONS:**

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN PROPERTIES AND DOMINION REALTY PARTNERS (TOGETHER THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 24.4 ACRE SITE LOCATED AT THE EASTERN TERMINUS OF CASCADE POINTE BOULEVARD (THE "SITE").
- b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
- c. **DEVELOPMENT AREAS.** FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED UNIFIED DEVELOPMENT, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS (AND AS APPLICABLE OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A AND B, (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.
- d. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN AND GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
  - i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
  - ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
  - iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-2.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- e. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; ACCESSORY BUILDING DESIGN.** NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED: (i) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN AND TO BE DEVELOPED FOR THE SINGLE FAMILY ATTACHED RESIDENTIAL DWELLINGS, SHALL NOT EXCEED 16 PRINCIPAL BUILDINGS OR RESIDENCES; AND (ii) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN AND TO BE DEVELOPED FOR MULTI-FAMILY RESIDENTIAL DWELLINGS, SHALL NOT EXCEED 11 PRINCIPAL BUILDINGS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSES, PICNIC/GATHERING PAVILIONS, RECREATION AND RELATED USES, EQUIPMENT STORAGE STRUCTURES AND THE LIKE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
- f. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE, INCLUDING WITHOUT LIMITATION THE DEVELOPMENT AREAS, AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE, WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS. PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARIES OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 3 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.
- g. **GROSS FLOOR AREA CLARIFICATION.** WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

**2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:**

- a. DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 70 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, /GATHERING SHELTERS, GAZEBOs, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).
- b. **HOUSE CHARACTER PROGRAM OR WORKFORCE HOUSING:** WITHIN DEVELOPMENT AREA A, THE PETITIONER SHALL VOLUNTARILY SET ASIDE A MINIMUM OF 6% OF THE PROPOSED TOWNHOME UNITS TO PARTICIPATE IN THE HOUSE CHARLOTTE PROGRAM, IF THE UNITS ARE OFFERED FOR SALE. IF THE TOWNHOME UNITS ARE DEVELOPED AS FORTHRIGHT TOWNHOMES THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 6% OF THE TOTAL NUMBER OF UNITS DEVELOPED WITHIN DEVELOPMENT AREA A, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.
- c. DEVELOPMENT AREA B MAY BE DEVELOPED WITH UP TO 310 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, PICNIC/GATHERING SHELTERS, GAZEBOs, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES ETC.).
- d. **WORKFORCE HOUSING:** THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT SOME RESIDENTIAL UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 6% OF THE TOTAL NUMBER OF UNITS DEVELOPED WITHIN DEVELOPMENT AREA B, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.

**3. ON-SITE TRANSPORTATION IMPROVEMENTS, ACCESS & GREENWAY ACCESS:**

**ON-SITE IMPROVEMENTS:**

- a. **EXTENSION OF CASCADE POINTE BOULEVARD AS A PUBLIC STREET.** A NEW PUBLIC STREET LOCATED WITHIN THE SITE SHALL BE INSTALLED TO EXTEND FROM THE TERMINUS OF CASCADE POINTE BOULEVARD THROUGH DEVELOPMENT AREA B AND DEVELOPMENT AREA A AS GENERALLY DEPICTED ON THE REZONING PLAN. THE CROSS-SECTION OF THIS NEW PUBLIC STREET IS DEPICTED ON THE REZONING PLAN (LOCAL RESIDENTIAL WIDE). THE INSTALLATION OF THE NEW STREET SHALL TAKE PLACE AS ADJACENT DEVELOPMENT SERVED BY SUCH NEW STREET OCCURS AS REGULATED BY THE SUBDIVISION ORDINANCE PROCESS, INCLUDING, WITHOUT LIMITATION, A RECOGNITION THAT DEVELOPMENT WITHIN DEVELOPMENT A AND DEVELOPMENT B MAY TAKE PLACE AT DIFFERENT TIMES AND DEVELOPMENT WITHIN SUCH DEVELOPMENT AREAS MAY TAKE PLACE IN PHASES. THE PETITIONER RESERVES THE RIGHT TO WORK WITH CDOT AND PDD& TO CONVERT THE EXTENSION OF CASCADE POINTE BLVD. TO A PRIVATE STREET THROUGH DEVELOPMENT AREA A, USING THE LOCAL RESIDENTIAL WIDE STREET STANDARD, AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS FOR DEVELOPMENT AREA A.
- b. **PERIMETER POINTE PARKWAY EXTENSION AS A PRIVATE STREET.** AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA A THE PETITIONER WILL CONNECT THE EXTENSION OF CASCADE POINTE BLVD. AS PRIVATE STREET THROUGH THE ADJOINING PARCEL (3506 W. TYVOLA RD.) TO THE INTERSECTION OF W. TYVOLA RD. AND PERIMETER POINTE PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN (THIS PORTION OF STREET IS NOT A NETWORK REQUIRED STREET). A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THE PROPOSED PRIVATE STREET. THE EXTENSION OF THIS STREET AS PRIVATE STREET THROUGH THE ADJOINING PARCEL WILL OCCUR PRIOR TO THE ISSUANCE OF THE 30<sup>TH</sup> CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT AREA A.
- c. **CROSS-STREAM BOULEVARD BUILT BY OTHERS PER SDR-2019-00030.** IT IS UNDERSTOOD THAT THE STREET DESIGNATED AS "CROSS-STREAM BOULEVARD" SHALL NOT BE REQUIRED TO BE INSTALLED AS PART OF THE DEVELOPMENT ASSOCIATED WITH THIS REZONING, BUT WILL BE INSTALLED BY OTHERS AS INDICATED ON THE ACELA APPROVED PLAN # SDR-20219-00030.
- d. **RIGHT-OF-WAY CONVEYANCE.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDINGS OCCURRING IN THE DEVELOPMENT AREA WHERE THE RIGHT-OF-WAY IS TO BE DEDICATED OR THE FIRST PHASE OF DEVELOPMENT IN REGARDS TO OFF-SITE RIGHT-OF-WAY IF APPLICABLE. RIGHT-OF-WAY ASSOCIATED WITH NEW PUBLIC STREET WILL BE DEDICATED AS REQUIRED BY THE SUBDIVISION REGULATIONS. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- e. **TRANSPORTATION IMPROVEMENTS.** THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

**4. ACCESS, AND PEDESTRIAN CIRCULATION.**

- a. **ACCESS TO THE SITE** WILL BE FROM CASCADE POINTE BOULEVARD AND THE EXTENSION OF PERIMETER POINTE BOULEVARD AS GENERALLY DEPICTED ON SHEET RZZ.
- b. **THE NUMBER AND LOCATION OF ACCESS POINTS** TO THE INTERNAL PUBLIC/PRIVATE STREET AND DRIVES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
- c. **THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS** MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

**5. IRWIN CREEK GREENWAY ACCESS EASEMENT TO MECKLENBURG COUNTY.**

- a. PETITIONER WILL DEDICATE AND CONVEY TO MECKLENBURG COUNTY A GREENWAY ACCESS EASEMENT FROM DEVELOPMENT AREA B TO THE IRWIN CREEK TO ALLOW FOR THE CONSTRUCTION OF AN ACCESS TO FUTURE IRWIN GREENWAY IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN. THE EASEMENT WILL BE COMPOSED OF 60-FOOT TEMPORARY TRAIL CONSTRUCTION EASEMENT AND ± 25-FOOT PERMANENT EASEMENT.

**6. DESIGN INTENT STATEMENT:**

A THE PETITIONER PROPOSES TO DEVELOP A WALKABLE RESIDENTIAL COMMUNITY WHERE THE RESIDENTS OF THE COMMUNITY WILL HAVE CONVENIENCE AND EASY ACCESS TO A SERIES OF PASSIVE AND ACTIVE OPEN SPACES THAT ARE INTERCONNECTED BY A NETWORK OF STREETS, SIDEWALKS, AND TRAILS. THE EMPHASIS OF THE DESIGN WILL BE TO PROVIDE ALTERNATIVE MODES OF TRANSPORTATION TO THE RESIDENTS OF THE COMMUNITY WHICH WILL ALLOW THEM TO ACCESS THE COMMUNITY'S AMENITY AREAS.

**7. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:**

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE (DEVELOPMENT AREAS A AND B) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATION SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.
- b. RESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREA B. SHALL ADHERE TO THE FOLLOWING STANDARDS:
  - i. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL NETWORK STREETS.
  - ii. THE PRINCIPAL ENTRANCE TO THE BUILDINGS, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.
    - iii. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS, OPERABLE DOORS AND/OR BREEZEWAYS.
  - iv. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS OR BREEZEWAYS TO SIDEWALKS ON ADJACENT STREETS.
  - v. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
    - vi. THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG NETWORK STREETS SHALL INCORPORATE A MINIMUM OF 10% MASONRY MATERIALS SUCH AS BRICK OR STONE.
    - vii. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, OR OTHER ARCHITECTURAL ELEMENTS.

c. ATTACHED RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA A SHALL ADHERE TO THE FOLLOWING STANDARDS:

- i. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20' ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
- ii. GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- iii. FRONT LOADED TOWNHOMES SHALL HAVE LEAD WALKS THAT CONNECT TO PUBLIC AND/OR PRIVATE STREETS; OR PROVIDE A LEAD WALK THAT CONNECTS TO THE DRIVEWAY.
- iv. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO SIX (6) INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE SIX (6)-UNIT BUILDS ARE ADJACENT.

**8. STREETScape, LANDSCAPING AND BUFFER:**

- a. A SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED BACK OF CURB OF THE EXTENSION OF CASCADE POINTE BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. GREATER SETBACKS WHEN REQUIRED SHALL BE PROVIDED AS INDICATED ON THE REZONING PLAN.
- b. ALONG THE SITE'S INTERNAL PUBLIC STREET THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR

PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF SIX (6) FEET.

c. ON-STREET PARKING WILL BE PROVIDED ALONG THE EXTENSION OF CASCADE POINTE BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. THE PETITIONER WILL PROVIDE ROW OF LARGE MATURING EVERGREEN SHRUBS (E.G. BURFORD HOLLY) BETWEEN THE PROPOSED TOWNHOMES IN DEVELOPMENT AREA A AND THE ADJOINING VA HOSPITAL AND BETWEEN THE PROPOSED TOWNHOMES AND THE ADJOINING RAIL ROAD ROW.

**9. ENVIRONMENTAL FEATURES**

a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE.

c. TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY.

**10. OPEN SPACE:**

a. WITHIN DEVELOPMENT AREA A THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 3,000 SQUARE FEET. THE OPEN SPACE AREA(S) WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.

b. WITHIN DEVELOPMENT AREA B THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 6,000 SQUARE FEET. THE OPEN SPACE AREA WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.

**11. SIGNAGE:**

a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE; CONSEQUENTLY USES LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SIGNERS FOR THE USE IN DEVELOPMENT AREAS A AND B, AND VICE-VERSA.

**12. LIGHTING:**

a. ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT.

**13. AMENDMENTS TO THE REZONING PLAN:**

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

**14. BINDING EFFECT OF THE REZONING APPLICATION:**

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

KEY MAP

SCALE

PROJECT

**LAKEPOINTE  
DEVELOPMENT**

**REZONING 2021-062**

LANDDESIGN PROJ.# 1021015

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21
3	REVISIONS PER CITY COMMENTS - 2ND CYCLE	07.22.21

DESIGNED BY: AWM  
DRAWN BY: NYG  
CHECKED BY: AWM

SCALE: NORTH

VERT:        
HORZ:     

SHEET TITLE

**REZONING DEVELOPMENT  
NOTES**

SHEET NUMBER

**RZ-3.0**